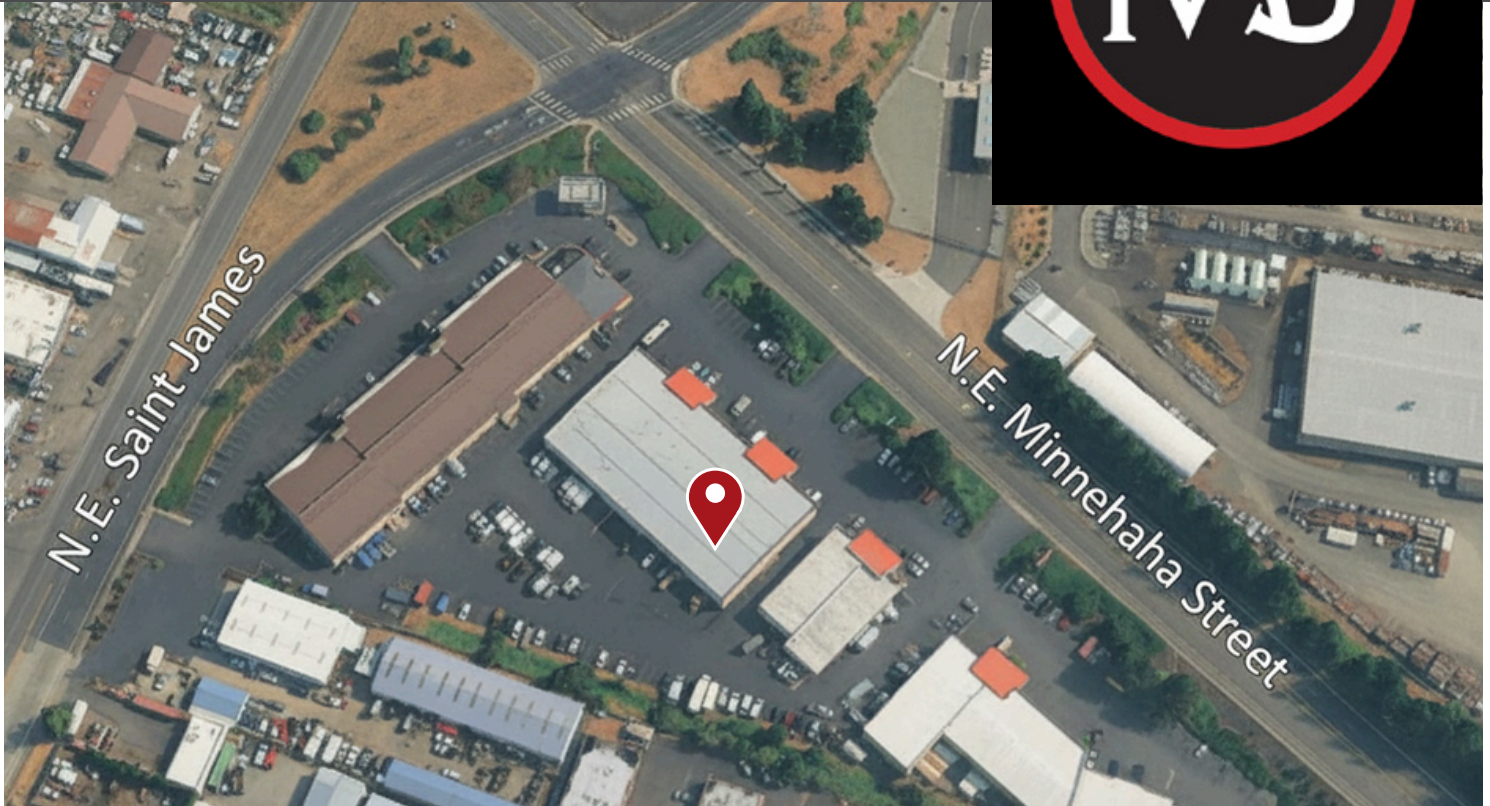


# WAREHOUSE SUBLEASE

3110 NE MINNEHAHA ST - STE E  
VANCOUVER, WA 98663



[VISIT MAJCRE.COM](http://VISIT MAJCRE.COM)

**3,300 SF - SUBLEASE THROUGH 2032**

**\$1.55 SF PER MONTH + NNN - \$6,204/MONTH**

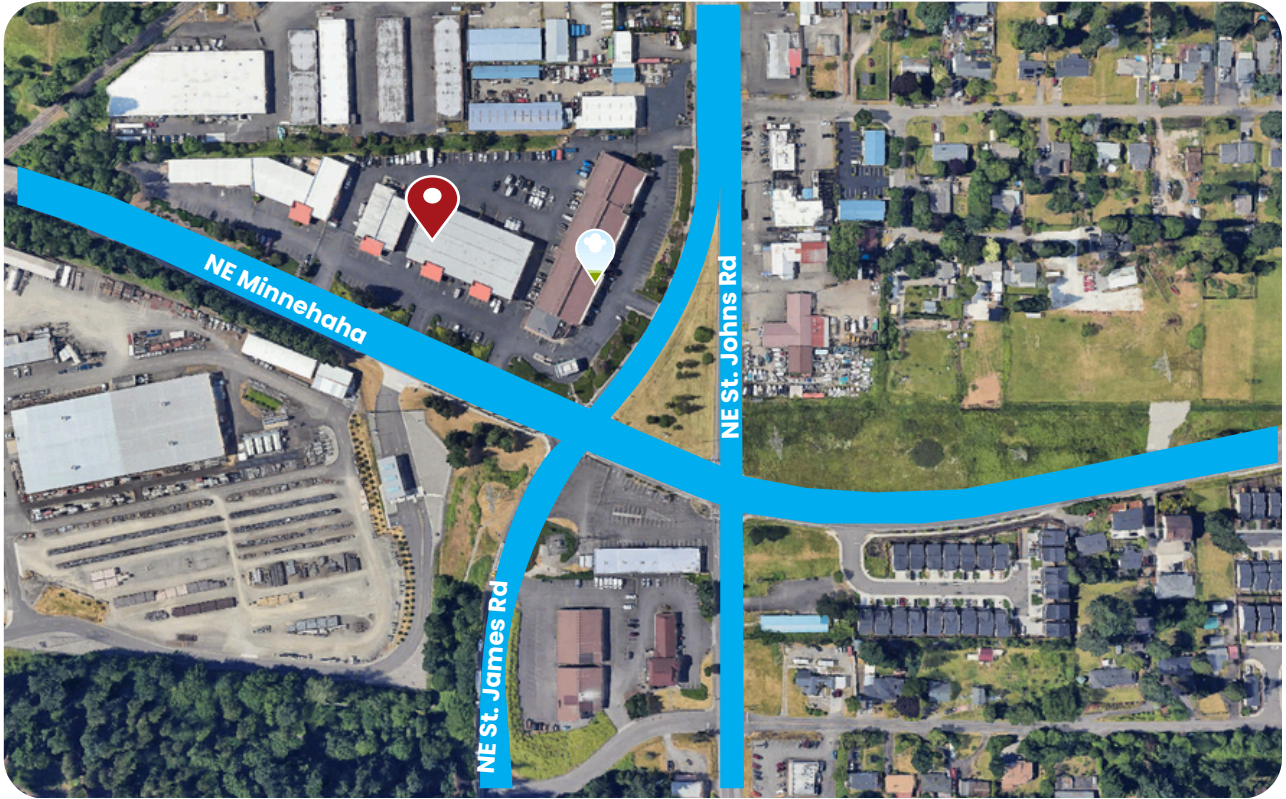
**FLORAL - WHOLESALE OR IMPORT OPERATIONS - STUDIO SPACE  
GROCERY DISTRIBUTION - PRODUCE OPERATIONS**

- **1,000 SQ FT WALK IN COOLER**
- ADMIN SPACE
- EXTRA STORAGE - MEZZANINE
- ROLL UP GARAGE DOOR
- INDUSTRIAL COLD STORAGE
- LOADING DOCK
- Space is Available 7/15/2026
- Easy Access to I-5 and 205
- Located in Professional Business Park
- Monument Signage Available

**KATIE PANARRA**  
360.907.5838  
KATIE@MAJCRE.COM

**MAJ Commercial Real Estate**  
300 W. 15<sup>th</sup> Street Suite 201  
Vanouver WA 98660  
360.669.4494  
[WWW.MAJCRE.COM](http://WWW.MAJCRE.COM)

While the information provided is not guaranteed, it has been obtained from sources we deem reliable.



## KEY LOCATION ADVANTAGES

**FREWAY ACCESS:** ENJOY SEAMLESS CONNECTIVITY WITH RAPID ACCESS TO BOTH INTERSTATE 5 (I-5) AND INTERSTATE 205 (I-205), FACILITATING EFFICIENT MOVEMENT OF GOODS AND PERSONNEL THROUGHOUT THE PORTLAND-VANCOUVER METROPOLITAN AREA AND BEYOND.

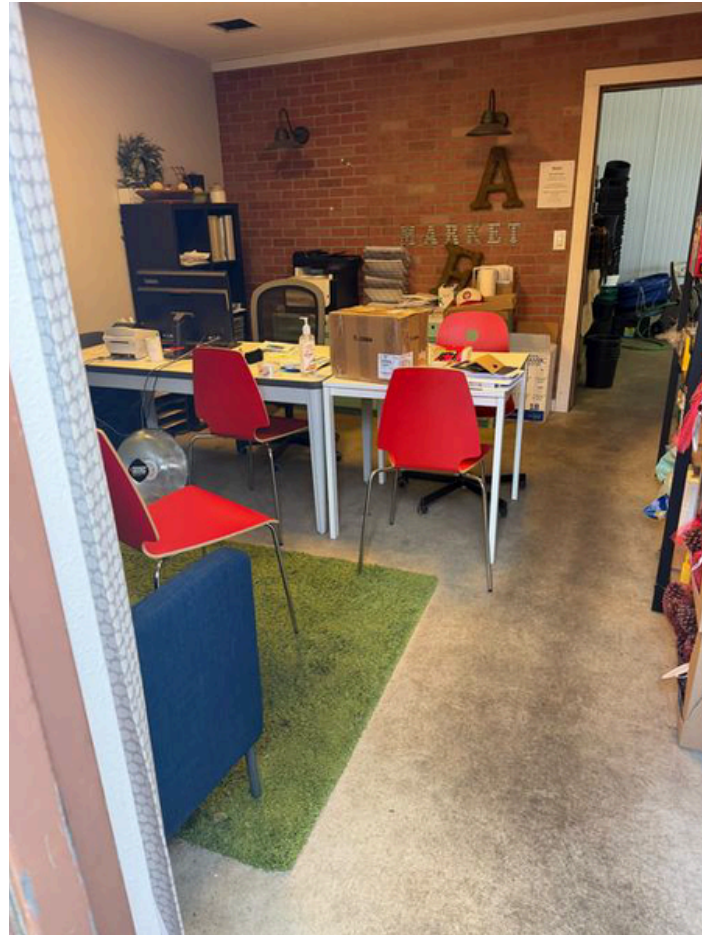
**PROXIMITY TO SR 500:** THE LOCATION OFFERS EXCELLENT ACCESS TO STATE ROUTE 500 (SR 500), A KEY EAST-WEST EXPRESSWAY THAT LINKS I-5 AND I-205 AND PROVIDES AN ALTERNATIVE MAJOR ROUTE ACROSS VANCOUVER.

# PROPERTY PHOTOS

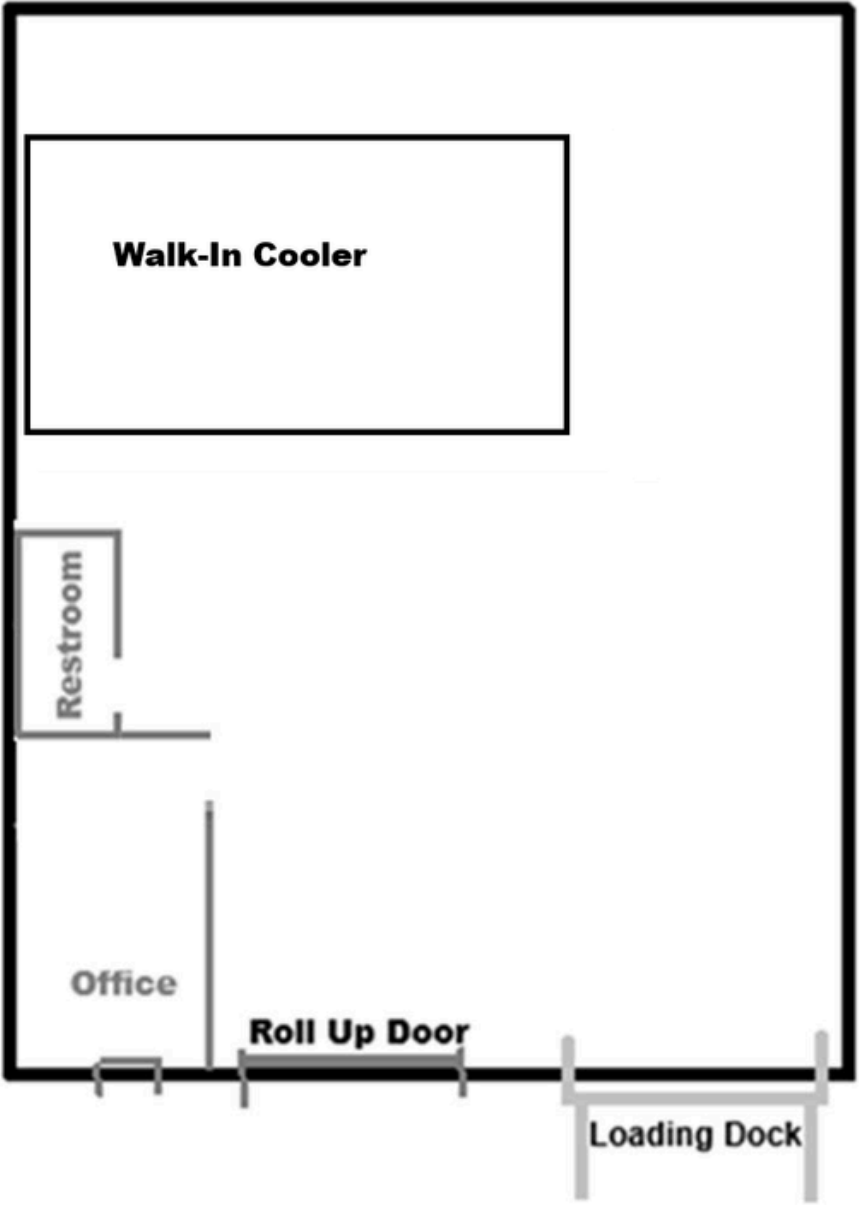


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# FLOOR PLAN



While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

